

ORDINANCE NO. 20071108-090

AN ORDINANCE AMENDING ORDINANCE NO. 20070809-056, REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON TRACTS 220 AND 220A LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20070809-056 is amended to include the property identified in this Part in the University Hills neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to the base zoning district and to change the base zoning districts on a tract of land described in File C14-2007-0006.01, as follows:

Tract 220 and 220A 5301 Loyola Ln. and,
976' x 367' portion of 5301 Loyola Ln.,

(the “Property” as shown on Exhibit “A”, *the Tract Map*),

generally known as the University Hills neighborhood plan combining district, locally known as the area bounded by U.S. Highways 290 and 183 on the north, U.S. Highway 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit “B” (*the Zoning Map*).

Except as otherwise provided in this ordinance, the existing base zoning districts and conditions of the neighborhood plan remain in effect.

PART 2. The base zoning districts for Tracts 220 and 220A are changed from family residence (SF-3) district and limited industrial service (LI) district to family residence-neighborhood plan (SF-3-NP) combining district and community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract	Address	From	To
220	5301 Loyola Ln	SF-3, LI	SF-3-NP
220A	976' x 367' portion of 5301 Loyola Ln	SF-3, LI	GR-MU-CO-NP

PART 3. Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 4. Tract 220 may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 5. Tract 220A within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the property:

Automotive repair services	Automotive rentals
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop-off recycling collection facility	Exterminating services
Pawn shop services	Research services
Service station	Custom manufacturing
Residential treatment	Telecommunication tower

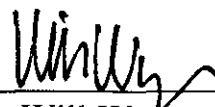
PART 6. The Property is subject to Ordinance No. 20070809-056 that established the University Hills neighborhood plan combining district.

PART 7. This ordinance takes effect on November 19, 2007.

PASSED AND APPROVED

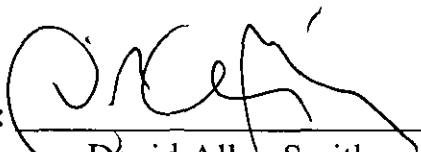
November 8, 2007

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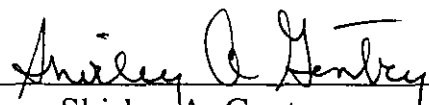
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



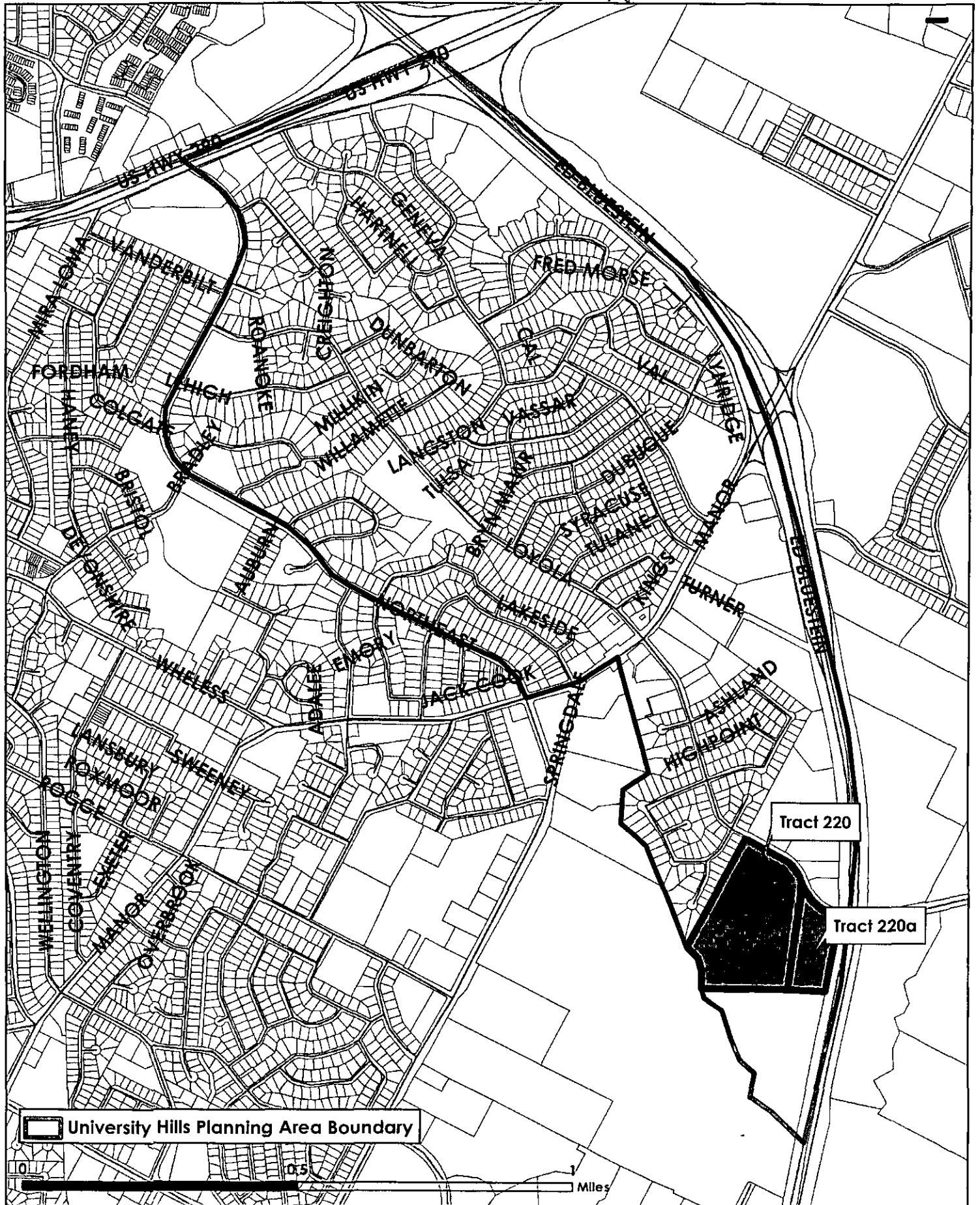
Shirley A. Gentry
City Clerk

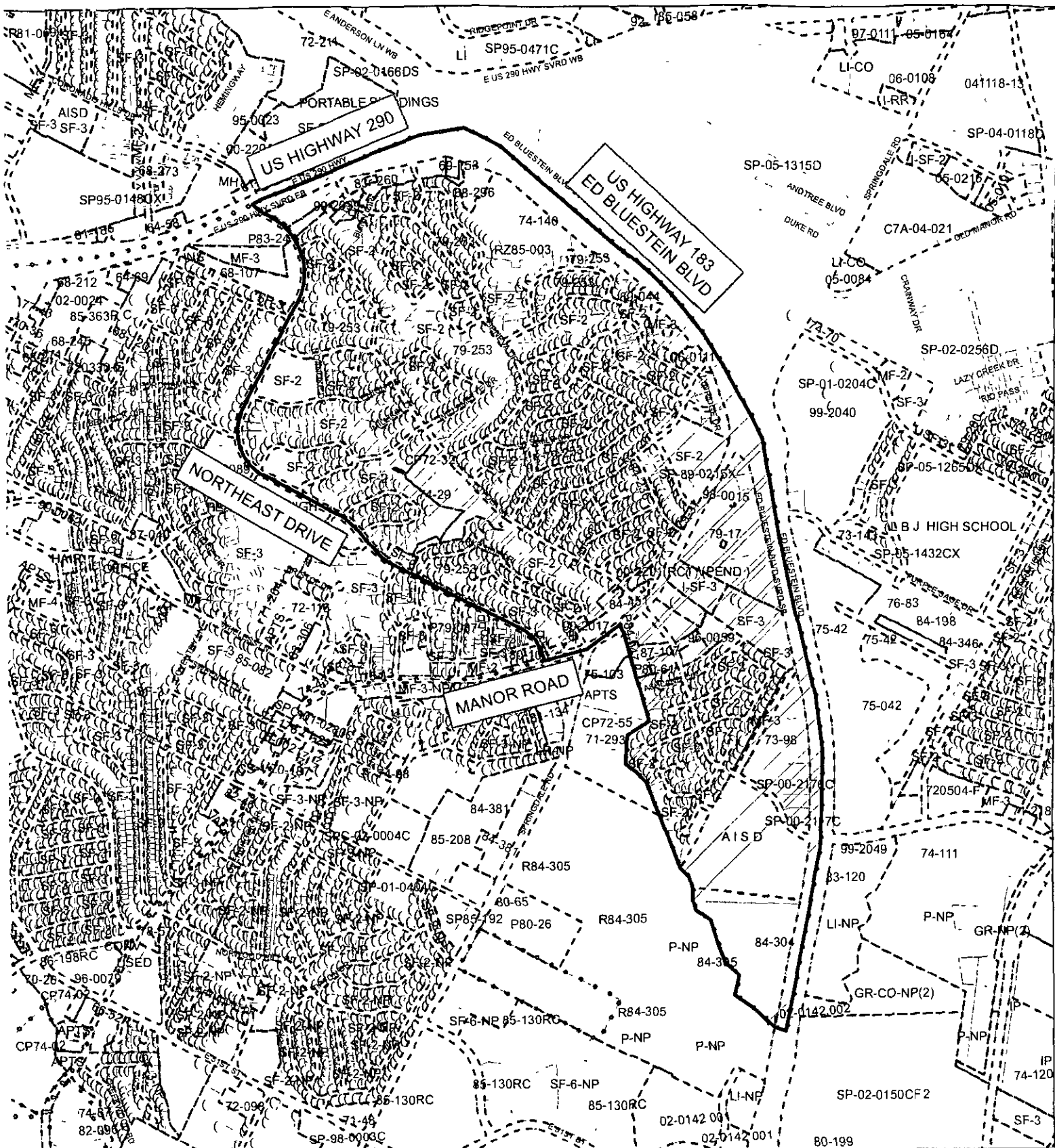


University Hills Neighborhood Plan Combining District Tract Map for Rezoning: Tracts 220 & 220a

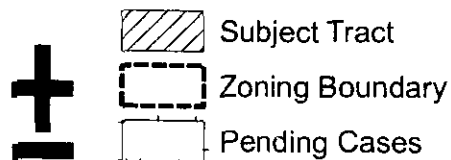
City of Austin NPZD
November 2007

EXHIBIT A





ZONING EXHIBIT B



ZONING CASE#: C14-2007-0006
ADDRESS: UNIVERSITY HILLS NEIGHBORHOOD
PLAN COMBINING DISTRICT
SUBJECT AREA: 726 ACRES
GRID: M25-27 & N25-26
MANAGER: A. DOMAS



1" = 1400' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.